

bramleys

For Sale

15 HOLLIN HALL LANE
SCAPEGOAT HILL
HD7 4PF

RESIDENTIAL SALES

£475,000



- **SUPERB FAR REACHING VIEWS**
- **5 BEDROOM DETACHED PROPERTY**
- **3 RECEPTION ROOMS**
- **MODERN FITTED KITCHEN**
- **OFF ROAD PARKING AND GARAGE**
- **IDEAL FOR THE FAMILY BUYER**



Positioned in the popular semi rural area of Scapegoat Hill, this property undoubtedly enjoys some of the finest views in Huddersfield, extending as far as Holme Moss, Castle Hill and Emley Moor beyond. With a superb south facing rear aspect, this detached stone built 5 bedroom property boasts en suite facilities to 2 bedrooms, in addition to the house bathroom. With accommodation extending to approximately 1,800 sqft, the property is handily located for access to the M62, thus making the major trading centres of West Yorkshire and East Lancashire readily accessible. With gas fired central heating and uPVC double glazing, the property requires a personal inspection to truly appreciate the size, position and superb far reaching views this property has to offer. Energy Rating: D

The accommodation briefly comprises:-

GROUND FLOOR:

Double timber entrance doors give access to the entrance vestibule.

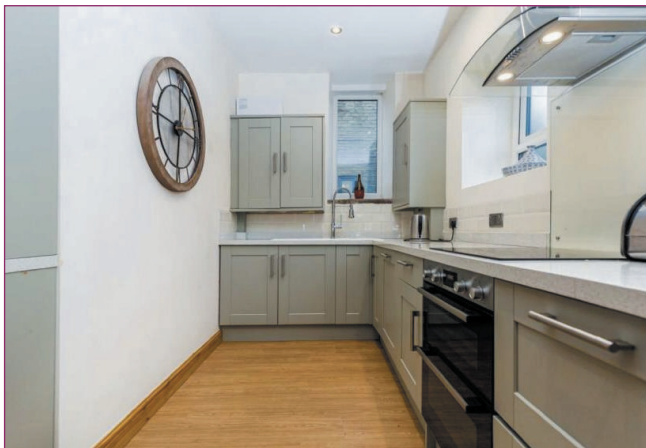
Entrance Vestibule

Having a slate tiled floor and a timber and glazed access door which leads into the breakfast kitchen.

Breakfast Kitchen

6.63m x 4.65m max. / 1.98m min. (21'9" x 15'3" max. / 6'6" min.)

Fitted with a range of matching modern wall and base units with part tiled walls and a wealth of integrated appliances including 4 ring Bosch induction hob with overhead extractor fan and light, built-in oven and grill, dishwasher and fridge. There is wood effect laminate flooring, a peninsula breakfast bar, sunken LED lighting, feature exposed beams, central heating radiator and a uPVC double glazed window. A timber and glazed door leads through to the sitting room.



Lounge

4.57m max. x 4.67m (15'0" max. x 15'4")

A most spacious reception room which has a multi-fuel stove set on to a stone hearth with heavy cheeks and mantel above, together with exposed stone chimney breast. There are exposed ceiling beams and 2 central heating radiators.

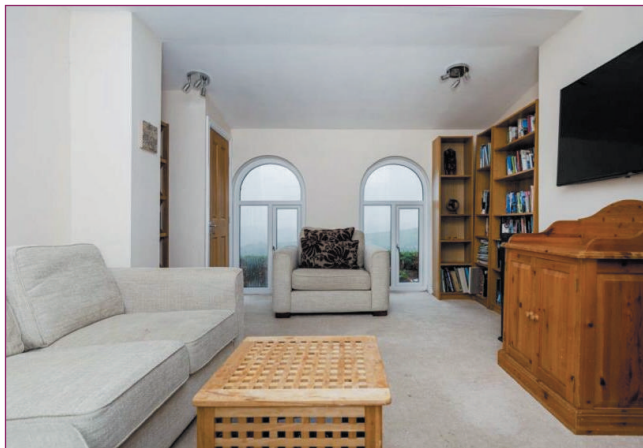
Lounge



Sitting Room

4.67m x 3.86m max. (15'4" x 12'8" max.)

With a central heating radiator and 2 feature arched uPVC double glazed windows which provide superb far reaching views.



Conservatory

4.83m x 3.45m max. / 1.63m min. (15'10" x 11'4" max. / 5'4" min.)

Peacefully situated to the rear of the property with outstanding far reaching views, there are uPVC double glazed windows to 3 sides and an access door to the rear entrance vestibule which has a composite rear entrance door. There is a door which gives access to the utility.

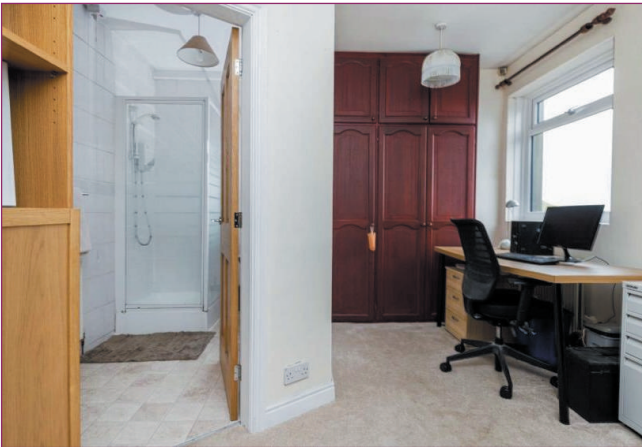
Conservatory



Guest Bedroom 3

3.94m x 3.10m inc robes (12'11" x 10'2" inc robes)

Being fitted with 3 door wardrobes which provide hanging and shelving facilities. There is also a central heating radiator and uPVC double glazed windows which provide superb far reaching views towards Emley Moor and Castle Hill.



En suite Shower Room

Furnished with a 3 piece white suite comprising of a low flush WC, pedestal wash basin and shower cubicle. There is full tiling to the walls, uPVC double glazed window and a central heating radiator.

Utility Room

1.83m x 1.91m (6'0" x 6'3")

With plumbing for an automatic washing machine, inset stainless steel sink with mixer taps and side drainer, wood effect laminate flooring and a range of wall and base units.

FIRST FLOOR:

A spindlerail balustrade staircase rises to the first floor landing.

Landing

Bedroom 1

5.36m x 4.50m (17'7" x 14'9")

A most spacious double bedroom which has dual aspect uPVC double glazed windows to the front and side elevations. There is a central heating radiator, 4 wall light points, exposed ceiling beams and feature windowseats.

Bedroom 1



Bedroom 2

4.70m max. x 3.28m (15'5" max. x 10'9")

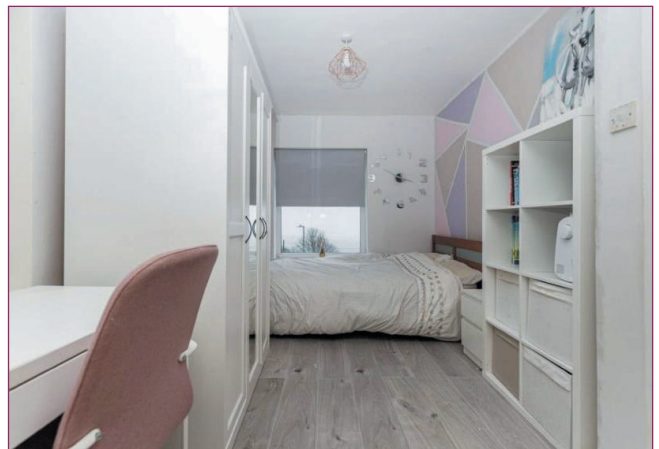
Having fitted 5 door wardrobes with hanging and shelving facilities, overhead cupboards, central heating radiator, bulk-head storage cupboard and 2 sets of uPVC double glazed windows to the rear elevation which provide superb far reaching views.



Guest Bedroom 4

4.04m x 2.44m (13'3" x 8'0")

Having uPVC double glazed windows to both the front and side elevations. There is also a central heating radiator and an archway which leads to the en suite.



En suite Wet Room

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and shower area.

Bedroom 5

2.90m x 2.62m (9'6" x 8'7")

Situated to the front of the property, with a uPVC double glazed window and central heating radiator.

Bathroom

Being part tiled to the walls and fully tiled to the shower area and floor. The bathroom has been fitted with a concealed flush WC, vanity wash basin with cupboards beneath and shower/bath with curved shower screen, rainwater showerhead and additional hose. There is sunken LED lighting, a uPVC double glazed window and chrome ladder style radiator.



OUTSIDE:

To the front of the property there is a stone flagged driveway which leads to the attached garage. To the rear of the property there are twin shaped lawned gardens with flowerbed borders, feature garden pond and stone flagged patio with water feature. There is a raised Yorkshire stone flagged terrace which takes full advantage of the stunning views.



Garage

5.38m x 5.21m (17'8" x 17'1")

With up and over door, pitched roof which provides additional storage, power and light points, uPVC double glazed windows to the rear and independent rear access door.

COUNCIL TAX BAND:

F

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

VIEWING:

Contact the agents.

MORTGAGES:

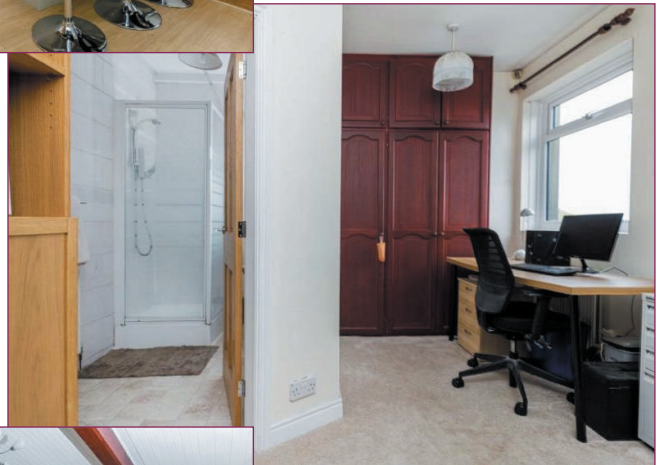
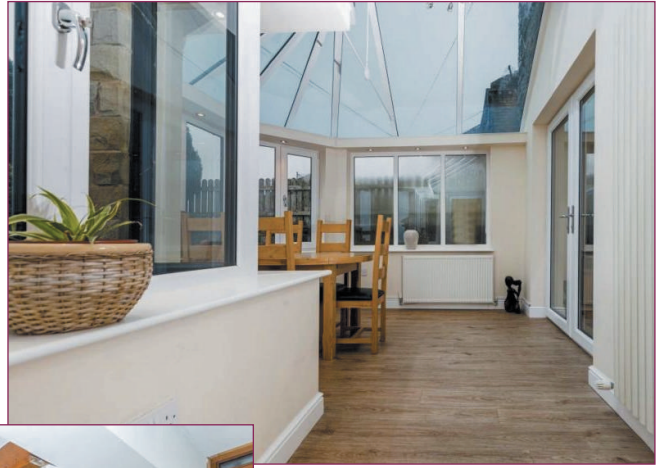
Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01484 530361. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

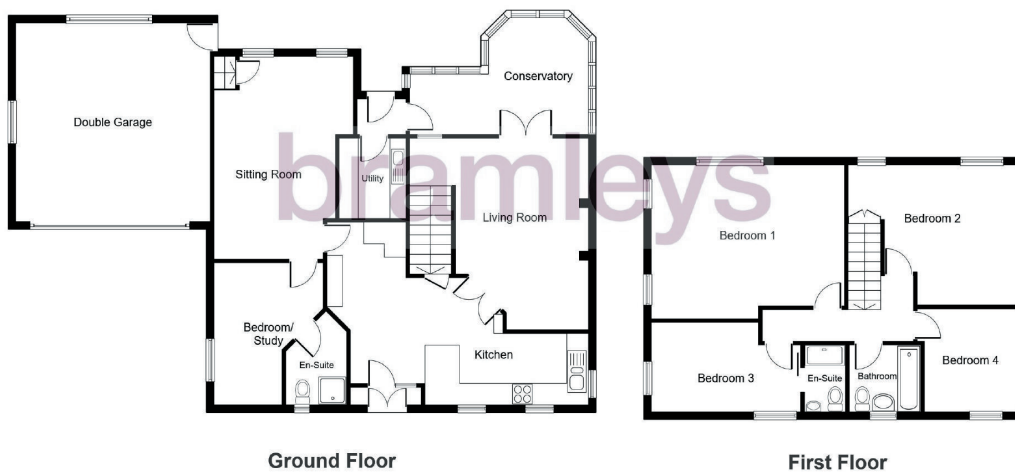
ON-LINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

DIRECTIONS:

Leave Huddersfield via Trinity Street (A640) to the roundabout at Marsh. Continue straight ahead into Westbourne Road and continue straight ahead at the Bay Horse roundabout into New Hey Road. At the next roundabout, take the second exit into Outlane village and follow the road through the village. Turn left into Round Ings Road passing over the motorway and climb up the hill. As the road bears to the right, take a left hand fork into School Road, follow this road turning left into Chapel Street. Follow Chapel Street until you come to the sweeping right hand bend and Hollin Hall Lane can be found on the left hand side. The property will be found after a short distance on the right hand side.





11/19/21, 3:04 PM
Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

15 Hallin Hall Lane SOWER HUDDERSFIELD HD7 9PT	D	Valid until: 18 November 2031 Certificate number: 9311-0908-0209-1609-3200
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Property type: Detached house

Total floor area: 148 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be A.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9311-0908-0209-1609-3200/print=true>
1/5

bramleys.com

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

- There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
- None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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